



## Minutes

### Committee of the Whole

October 10, 2019  
Council Chambers  
17250 Yonge Street, Newmarket

Members: W. Emmerson, D. Barrow, J. DiPaola, M. Ferri, R. Grossi,  
V. Hackson, D. Hamilton, J. Heath, L. Jackson, J. Jones, J. Li,  
I. Lovatt, T. Mrakas, S. Pellegrini, M. Quirk, G. Rosati, F. Scarpitti,  
J. Taylor, T. Vegh

Staff: D. Basso, K. Chislett, P. Freeman, P. Jankowski, D. Kuzymk,  
B. Macgregor, L. Mirabella, C. Raynor, M.F. Turner

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#### A. Call to Order

Regional Chair Emmerson called the meeting to order at 9 a.m. and made the following remarks:

“I would like to begin today’s meeting by acknowledging that York Region extends over lands originally used and occupied by Indigenous Peoples, and on behalf of York Region, I would like to thank First Nations and the Métis for sharing this land.

I would also like to acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.”

#### B. Disclosures of Interest

None

**C. Presentations**

**C.1 Development Charges Deferral for Office Buildings in Regional Centres and Corridors - Pilot Policy and Affordable Purpose Built Rental Housing Initiatives**

Committee of the Whole received the presentation by Laura Mirabella, Commissioner of Finance and Regional Treasurer and Paul Freeman, Chief Planner.

(See Items E.2.1 and E.2.2)

**C.2 Employment Area Conversion Process Update**

Committee of the Whole received the presentation by Paul Freeman, Chief Planner and Sandra Malcic, Director, Long Range Planning, Planning and Economic Development.

(See Item E.2.3)

**D. Deputations**

**D.1 Employment Area Conversion Process Update**

**D.1.1 Don Given, Malone Given Parsons**

Committee of the Whole received the deputation by Don Given, Malone Given Parsons representing the following:

**D.1.1.1 Condor Properties Ltd. / Country Wide Homes Ltd.**

**D.1.1.2 First Elgin Developments Inc. and Wu's Landmark Group Inc.**

**D.1.1.3 King Hill Inc.**

**D.1.1.4 Parkway Hotels and Convention Centre Inc.**

**D.1.2 Kevin Bechard, Weston Consulting, on behalf of multiple properties and landowners**

Committee of the Whole received the deputation by Kevin Bechard, Weston Consulting.

**D.1.3 Patrick Kerney, President, Belfield Investments Inc.**

Committee of the Whole received the deputation by Patrick Kerney, President, Belfield Investments Inc.

**E. Planning and Economic Development**

**E.1 Communications**

**E.1.1 Pickering Airport Update**

Committee of the Whole received the communication from Samantha Blakeley, Senior Clerk's Coordinator, Town of Whitchurch-Stouffville dated September 10, 2019.

**E.1.2 Golden Horseshoe Food and Farming Alliance Funding Renewal Request**

Committee of the Whole received the communication from Ralph Walton, Regional Clerk/Director of Legislative Services, Durham Region dated September 27, 2019.

**E.1.3 Employment Area Conversion Process Update Report - Revised Attachment 2**

Committee of the Whole received the memorandum from Paul Freeman, Chief Planner dated October 9, 2019 and referred it to Item E.2.3.

**E.1.4 Employment Area Conversion Process Update**

**E.1.4.1 Request for Residential Permission through Regional MCR - 2400 Glenwoods Avenue - Town of Georgina (Keswick) - Belair Credit Company Limited (BCCL)**

Committee of the Whole received the communication from Hugh Handy, Senior Associate, GSP Group dated October 4, 2019.

**E.1.4.2 Employment Area Conversion Process Update**

Committee of the Whole received the following four communications from Don Given, Malone Given Partsons Ltd. dated October 8, 2019.

**E.1.4.2.1 Condor Properties Ltd. (c/o Country Wide Homes Ltd.) - 2920 16th Avenue, Northwest Corner of 16th Avenue and Woodbine Avenue, City of Markham**

**E.1.4.2.2 First Elgin Mills Developments Inc. - 3450 Elgin Mills Road and 10900 Warden Avenue, City of Markham**

**E.1.4.2.3 King Hill Inc. - 2955 King Road, King City, Township of King**

**E.1.4.2.4 Parkway Hotels and Convention Centre Inc. - Sheraton Lands, City of Richmond Hill**

**E.1.4.3 York Region Municipal Comprehensive Review - Site-Specific Employment Conversion Request Response**

Committee of the Whole received the communication from Kevin Bechard, Senior Associate, Weston Consulting dated October 8, 2019.

**E.1.5 Purpose-Built Rental Housing Incentives**

Committee of the Whole received the memorandum from Laura Mirabella, Commissioner of Finance and Regional Treasurer and Paul Freeman, Chief Planner dated October 10, 2019 and adopted the additional recommendation to Item E.2.1 - 'Purpose-Built Rental Housing Incentives'.

**E.2 Reports**

**E.2.1 Purpose-Built Rental Housing Initiatives**

Committee of the Whole recommends adoption of the following recommendations, *as amended*, in the report dated September 26, 2019 from the Commissioner of Finance, the Commissioner of Corporate Services and the Chief Planner:

1. Council approve the new interest free Development Charge Deferral for Affordable, Purpose-Built Rental Buildings policy, as per Attachment 1, to support development of rental housing affordable to mid-range income households.
2. Council approve revisions to York Region's 36-month Development Charge Deferral for Purpose-Built Rental Buildings policy, as outlined in Attachment 2, to align with changes from Bill 108.
3. Council authorize staff to amend the development charge deferral agreement for the proposed 175 Deerfield Road purpose-built rental building, in the Town of Newmarket, in order to incorporate the new development charge deferral policy identified as Attachment 1 to this report, should the agreement be executed prior to this policy being approved and coming into effect.

4. Staff be directed to consult on the draft Community Improvement Plan for Affordable Rental Housing Incentives and report back to Council (Attachment 3).
5. *Council authorize staff to provide the development charge deferral options outlined in the new development charge deferral policy identified in Attachment 1 to 8010 Kipling Avenue, a proposed purpose-built rental building, when this policy is approved and comes into effect provided it satisfies all of the requirements of the policy, save and except for the four (4) storey requirement.*
6. The Regional Clerk circulate this report to local municipalities, the Ministers of Finance and Municipal Affairs and Housing, and the Building Industry and Land Development Association – York Chapter (BILD).

### **E.2.2 Large Office Building Development Charge Deferral Pilot Program**

Committee of the Whole recommends adoption of the following recommendations in the report dated October 2, 2019 from the Commissioner of Finance, the Commissioner of Corporate Services and the Chief Planner:

1. Council approve a pilot incentive program to encourage large office buildings through:
  1. Aligning the Region's existing development charge deferral for office buildings (Attachment 1) with the provisions of the *More Homes More Choice Act, 2019*, and
  2. Introducing a new time-limited policy that provides an interest-free, long-term development charge deferral for qualified office buildings in Regional Centres and Corridors, as set out in the accompanying draft policy (Attachment 2).
2. Staff report back to Council, prior to the end of this Council term, on the results of the pilot incentive program.
3. The Regional Clerk circulate this report to the local municipalities, the Building Industry and Land Development Association – York Chapter (BILD), and all other industry stakeholders consulted in the development of this incentive program.

### **E.2.3 Employment Area Conversion Process Update**

Committee of the Whole recommends adoption of the following recommendation in the report dated September 26, 2019 from the Commissioner of Corporate Services and the Chief Planner:

1. Council receive this report for information.

### **E.2.4 An Update on Public Consultations for the Municipal Comprehensive Review**

Committee of the Whole recommends adoption of the following recommendation in the report dated September 26, 2019 from the Commissioner of Corporate Services and the Chief Planner:

1. The Regional Clerk circulate this report to the clerks of local municipalities for information.

### **E.2.5 Comments on Proposed Changes to the Provincial Policy Statement**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 26, 2019 from the Commissioner of Corporate Services and the Chief Planner:

1. Council endorse this report and Attachment 1 as the Region's submission to the Province in response to the Environmental Registry of Ontario (ERO) postings #019-0279: Provincial Policy Statement – Proposed Policies.
2. The Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs and Housing and the Clerks of the local municipalities.

## **F. Finance and Administration**

### **F.1 Communications**

#### **F.1.1 Proposed Amendments to Cannabis Bylaw**

Committee of the Whole received the communication from Kimberley Kitteringham, City Clerk, City of Markham dated October 1, 2019.

## **F.2 Reports**

### **F.2.1 Temporary Borrowing Authorization for 2020**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 25, 2019 from the Commissioner of Finance:

1. The Commissioner of Finance and Regional Treasurer be authorized to obtain temporary borrowing during 2020 from either external financing or by means of temporary loans from reserves and reserve funds for the following amounts and purposes:
  1. Up to \$465 million to fund operating expenditures pending receipt of tax levies and other revenues
  2. Up to \$300 million to fund capital expenditures until such time as long-term financing is in place.
2. The Regional Chair and Commissioner of Finance and Regional Treasurer be authorized to execute the necessary documents.

### **F.2.2 Technology Systems Contract Extensions**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 24, 2019 from the Commissioner of Finance:

1. Council authorize the extensions of the agreements between the Region and each of the vendors listed in Private Attachment 1.
2. The Commissioner of the department requiring the product or service be authorized to exercise options to extend the agreements for up to the maximum term described in Private Attachment 1, on the same terms, provided that the vendors have performed the services to the satisfaction of the Commissioner and the total cost is within the approved annual budget for these services.

### **F.2.3 2020-2024 Teranet Renewal**

Committee of the Whole recommends adoption of the following recommendations in the report dated August 16, 2019 from the Commissioner of Corporate Services:

1. Council authorize a renewal of the contract between the Region and Teranet Inc. to provide land registry property and ownership information for a further term of 5 years, expiring on December 19, 2024, at a total cost of \$985,460 excluding HST.
2. The Commissioner, Corporate Services be authorized to execute the agreement on behalf of the Region.
3. The Commissioner, Corporate Services be authorized to negotiate and execute data sublicense agreements with members of the YorkInfo Partnership, including cost recovery.
4. The Commissioner, Corporate Services be authorized to exercise the option to extend the agreement for a further term of 5 years, expiring on December 19, 2029, on the same terms.

#### **F.2.4 Acquisition of Land - 53 Jacob Keffer Parkway - City of Vaughan**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 4, 2019 from the Commissioner of Corporate Services:

1. Council approve the acquisition of the interest in land set out in Attachment 1, for the construction of a Paramedic Response Station at 53 Jacob Keffer Parkway in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

#### **F.2.5 Disposition of Land - Viva Bus Rapid Transit Corridor - 299 to 301 and 309 Davis Drive - Town of Newmarket**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 26, 2019 from the Commissioner of Corporate Services:

1. Council authorize the disposition of lands in the Town of Newmarket, as identified in Attachment 1.
2. The Commissioner of Corporate Services be authorized to execute the Agreement of Purchase and Sale and all necessary documents to complete the transaction.

**F.2.6 Disposition of Land - Viva Bus Rapid Transit Corridor - 425-431 Davis Drive - Town of Newmarket**

Committee of the Whole recommends adoption of the following recommendations in the report dated October 10, 2019 from the Commissioner of Corporate Services:

1. Council authorize an amending agreement to a previously authorized disposition of land in the Town of Newmarket, as set out in Attachment 1.
2. The Commissioner of Corporate Services be authorized to execute the amending agreement related to the agreement of purchase and sale and all necessary documents to complete the transaction.

**F.2.7 Expropriation of Land - Mid-Block Crossing of Highway 404 North of 16th Avenue - City of Richmond Hill and City of Markham**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 6, 2019 from the Commissioner of Corporate Services:

1. Council approve an application for approval to expropriate the lands set out in Attachment 1, required for the Highway 404 Mid-Block Crossing north of 16th Avenue in the City of Richmond Hill and the City of Markham.
2. The Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the "Notice") and to serve and publish the Notice, as required under the *Expropriations Act* (the "Act").
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry (Hearing of Necessity) held under the *Act*.
4. Council, as approving authority, approve the expropriation of the lands provided there is no Hearing of Necessity requested and not withdrawn in accordance with the *Act*. Council approval is deemed to be given effective 31 days following the publication of the Notice and when a Hearing of Necessity is not requested in accordance with the *Act*.

5. Where approval to expropriate the land is given, the Commissioner of Corporate Services is authorized to register a plan of expropriation and execute and serve any notices required under the *Act*.
6. Where approval to expropriate the land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

#### **F.2.8 Expropriation of Land - Northeast Vaughan Water Servicing Project - City of Vaughan**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 4, 2019 from the Commissioner of Corporate Services:

1. Council approve an application for approval to expropriate the lands set out in Attachment 1, required for the Northeast Vaughan Water Servicing Project in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the "Notice") and to serve and publish the Notice, as required under the *Expropriations Act* (the "*Act*").
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry (Hearing of Necessity) held under the *Act*.
4. Council, as approving authority, approve the expropriation of the lands provided there is no Hearing of Necessity requested and not withdrawn in accordance with the *Act*. Council approval is deemed to be given effective 31 days following the publication of the Notice and when a Hearing of Necessity is not requested in accordance with the *Act*.
5. Where approval to expropriate the lands is given, the Commissioner of Corporate Services be authorized to register a plan of expropriation and execute and serve any notices required under the *Act*.
6. Where approval to expropriate the lands is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

**F.2.9 Expropriation Settlement - Viva Bus Rapid Transit Corridor - 4535 and 4555 Highway 7 West and 7700 Pine Valley Drive - City of Vaughan**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 26, 2019 from the Commissioner of Corporate Services:

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act*, excluding business loss claims, related to the subject property known as 4535 and 4555 Highway 7 West and 7700 Pine Valley Drive as described in Attachment 1, for the construction of the bus rapid transit corridor on Highway 7 West, in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction in accordance with the Minutes of Settlement.

**F.2.10 Lease Extension - 4261 Highway 7 East - City of Markham**

Committee of the Whole recommends adoption of the following recommendations in the report dated September 4, 2019 from the Commissioner of Corporate Services:

1. Council authorize a five-year lease extension agreement with Transmark Developments Ltd., commencing on December 1, 2019, for existing office and program space located at 4261 Highway 7, City of Markham.
2. That the Commissioner of Corporate Services be authorized to execute the lease amending agreement and all necessary documents to complete the transaction.

**G. Notice of Motion**

None

**H. Other Business**

**H.1 Ontario Agriculture Week**

Regional Chair Emmerson advised that Ontario Agriculture Week is October 7-13, 2019. Residents are encouraged to celebrate food and farming by purchasing locally grown and produced food and beverages.

## **H.2 Esri Canada Award of Excellence**

Regional Chair Emmerson announced that York Region received the Esri Canada 2019 Award of Excellence which recognizes one organization out of 10,000 for outstanding use of geographic information systems.

## **H.3 York Region Planning Advisory Committee Membership**

Regional Chair Emmerson announced the appointment of Laura Overton and Kate Greavette to the York Region Planning Advisory Committee.

## **I. Private Session**

Committee of the Whole resolved into Private Session at 11:27 am. At 11:34 a.m. Committee of the Whole resumed in Public Session and reported the following:

### **I.1 Private Attachment 1 to Item F.2.2 - Technology Systems Contract Extensions - Security of Property**

Committee of the Whole forwarded the private attachment referred to in Item F.2.2 to Council's private session on October 17, 2019.

### **I.2 Private Attachment 1 to Item F.2.4 - Acquisition of Land - 53 Jacob Keffer Parkway - City of Vaughan - Acquisition of Land**

Committee of the Whole received the private attachment referred to in Item F.2.4.

### **I.3 Private Attachment 1 to Item F.2.5 - Disposition of Land - Viva Bus Rapid Transit Corridor - 299 to 301 and 309 Davis Drive - Town of Newmarket - Disposition of Land**

Committee of the Whole received the private attachment referred to in Item F.2.5.

### **I.4 Private Attachment 1 to Item F.2.6 - Disposition of Land - Viva Bus Rapid Transit Corridor - 425-431 Davis Drive - Town of Newmarket - Land Disposition**

Committee of the Whole received the private attachment referred to in Item F.2.6.

### **I.5 Private Attachment 1 to Item F.2.9 - Expropriation Settlement - Viva Bus Rapid Transit Corridor - 4535 and 4555 Highway 7 West and 7700 Pine Valley Drive - City of Vaughan - Litigation and Land Acquisition**

Committee of the Whole received the private attachment referred to in Item F.2.9.

**I.6 Private Attachments 1&2 to Item F.2.10 - Lease Extension - 4261 Highway 7 East - City of Markham - Land Acquisition**

Committee of the Whole received the private attachments referred to in Item F.2.10.

**J. Adjournment**

Committee of the Whole adjourned at 11:35 a.m.